

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 Arundel Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$725,000 & \$775,000

Median sale price

Median price \$892,500 Property Type House Suburb Reservoir

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	76 Rathcown Rd RESERVOIR 3073	\$785,000	10/12/2022
2	25 Robins Av RESERVOIR 3073	\$780,000	22/10/2022
3	73 Burbank Dr RESERVOIR 3073	\$750,000	22/10/2022

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/01/2023 15:36



Property Type: House

Land Size: 574 sqm approx

Agent Comments

Comparable Properties

76 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 594 sqm approx



25 Robins Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 22/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 536 sqm approx



73 Burbank Dr RESERVOIR 3073 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 22/10/2022

Rooms: 5

Property Type: House (Res)

Land Size: 581 sqm approx